

TOWN OF HAMILTON

SELECT BOARD

January 9, 2024

Hamilton Planning Board
Marnie Crouch, Chair

Re: Coordinating Select Board and Planning Board for 2024

Marnie,

Greetings, on behalf of the Select Board, I am writing to share some information and thoughts with you and the entire Hamilton Planning Board, as we prepare for what looks to be a busy 2024. As such, we think it will be beneficial to the town and to our respective bodies that we are communicating about several upcoming issues including Gordon Conwell, the athletic fields' storm water management permit, the MBTA 3A zoning requirement and the future zoning for the Winthrop School site, should it become available in the future.

As you may know, the Select Board opened the Warrant for Annual Town Meeting on Monday, January 8, 2024 and we have included a placeholder article for the Brown's Hill Overlay District. This article can always be removed, but as we knew that you had designated attorney Jonathan Witten to negotiate the last details of the BHOD and since we have also tasked Jon with drafting the Development Agreement with Gordon Conwell's Legal counsel, we are anticipating that a complete package will be delivered for both boards' consideration before the end of January.

As for the School Department's storm water management permit, we have recently received communication from Town Counsel outlining the town's authority and responsibility, relative to storm water permits. We are enclosing a copy of that Confidential Communication for the Planning Board's benefit. **Obviously, we do not feel it is in the town's best interests to be engaged in a legal battle with the regional school district. We are also mindful that any additional expense that is assigned to the HWRSD for peer review, legal filings, etc. will all become part of the overall cost of the project and thus borne by our taxpayers.**

The 3A zoning and Winthrop School re-zoning may be inextricably linked, as the Winthrop school site is one parcel that would be within the 3A zoning radius. We have asked Town Manager Joe Domelowicz, who is working with Planning and Inspections Director Patrick Reffett, to devise a way to try and approach both of these subjects jointly.



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Joe will likely be reaching out to meet with you shortly about a plan to include funding in the FY 2025 budget to develop a cohesive 3A zoning article, using a Form Based Code approach for the entire Downtown District, to include the Winthrop School site. This plan will rely on professional assistance from a zoning consulting company, as well as the collaboration and cooperation of both the Planning Board and the Hamilton Development Corporation.

The leadership of the HDC has already signaled its support for such a plan to the Town Manager and we are hopeful that by working with you, we can be sure of success with the Planning Board's guidance and assistance as well. Certainly, we would not expect this plan to be completed in time for this upcoming annual town meeting and we likely would not be able to complete the project in time for a Special Town Meeting in the fall. However, it is our hope that by working across our three committees and with public outreach, we could develop a 3A compliant district by the Annual Town Meeting in April 2025.

Best regards,

Shawn Farrell, Chair
Hamilton Select Board

CC: Hamilton Planning Board
Planning and Development Director Patrick Reffett
Hamilton Development Corporation
Town Manager Joseph Domelowicz Jr.



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